

## WARRANTY DEED

John F. Rotellini and William E. Rotellini and Mary Elizabeth Hanlin, GRANTORS, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Kelly Freed and Leslie Freed, husband and wife, as joint tenants with rights of survivorship, GRANTEEES, whose address is 12 River Rock Rd Sheridan WY 82801 the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

**Lot 14, Block 1, North Heights, a subdivision of the City of Sheridan, Wyoming,  
as recorded in Plat Book No. 1, Page 215.**

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS our hands this 15 day of April, 2025.

John F. Rotellini  
John F. Rotellini

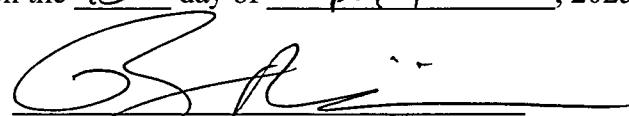
William E. Rotellini by John F. Rotellini by his Attorney  
William E. Rotellini, by John F. Rotellini, His  
Attorney in Fact

Mary Elizabeth Hanlin by John F. Rotellini  
Mary Elizabeth Hanlin, by John F. Rotellini  
Her  
Attorney in Fact

STATE OF WY  
COUNTY OF Sheridan

This instrument was acknowledged before me on the 15<sup>th</sup> day of April, 2025  
by John F. Rotellini.

WITNESS my hand and official seal.

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*Signature of Notarial Officer*

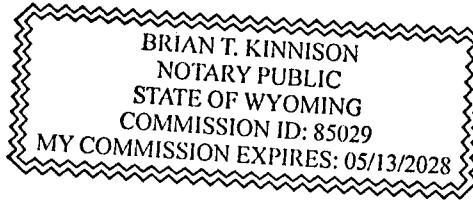
Title: Notary Public

My Commission expires: 5-13-28

STATE OF WY  
COUNTY OF Sheridan

This instrument was acknowledged before me on the 15<sup>th</sup> day of April, 2025  
by John F. Rotellini, Attorney in Fact for William E. Rotellini.

WITNESS my hand and official seal.

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*Signature of Notarial Officer*

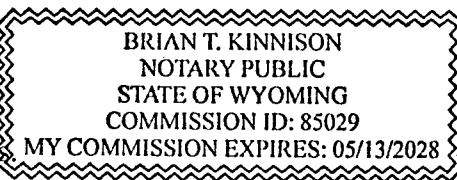
Title: Notary Public

My Commission expires: 5-13-28

STATE OF WY  
COUNTY OF Sheridan

This instrument was acknowledged before me on the 15<sup>th</sup> day of April, 2025  
by John F. Rotellini, Attorney in Fact for Mary Elizabeth Hanlin.

WITNESS my hand and official seal.

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)ss.  
)  


*Signature of Notarial Officer*

Title: Notary Public

My Commission expires: 5-13-28